134.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,254,900 / 1,254,900
					USE VALUE:	1,254,900 / 1,254,900
					ASSESSED:	1,254,900 / 1,254,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NAGY GREGORY B
Owner 2:	
Owner 3:	
Street 1:	C/O JOSEPH NAGY
Street 2:	100 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NAGY MARTHA B & GREGORY B -
Owner 2:	-
Street 1:	100 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 13,975 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Brick Exterior and 2828 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13975.000	493,700	5,900	755,300	1,254,900
Total Card	0.321	493,700	5,900	755,300	1,254,900
Total Parcel	0.321	493,700	5,900	755,300	1,254,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.74 | /Parcel: 443.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 86212

GIS Ref

GIS Ref

Insp Date 03/18/09

PREVIOUS ASSESSMENT

Parcel ID 134.0-0002-0004.0

!10443!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	493,700	5900	13,975.	755,300	1,254,900	1,254,900	Year End Roll	12/18/2019
2019	101	FV	377,200	5900	13,975.	797,300	1,180,400	1,180,400	Year End Roll	1/3/2019
2018	101	FV	377,200	5900	13,975.	587,500	970,600	970,600	Year End Roll	12/20/2017
2017	101	FV	377,200	5900	13,975.	562,300	945,400	945,400	Year End Roll	1/3/2017
2016	101	FV	377,200	5900	13,975.	520,300	903,400	903,400	Year End	1/4/2016
2015	101	FV	367,900	5900	13,975.	436,400	810,200	810,200	Year End Roll	12/11/2014
2014	101	FV	367,900	5900	13,975.	426,300	800,100	800,100	Year End Roll	12/16/2013
2013	101	FV	367,900	5900	13,975.	406,200	780,000	780,000		12/13/2012

PRINT

Date	Time
12/11/20	00:44:48

LAST REV

Date	Time
01/25/18	18:48:50

apro

TAX DISTRICT

PAT ACCT. 10443

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAGY MARTHA B &	31205-245		3/10/2000	Family	1	No	No		
	12010-280		6/1/1971		43,800	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/29/2008	410	Manual	50,500			G10	GR FY10	repair fire damage
4/15/2008	361	Demoliti	5,000			G10	GR FY10	demo third floor

ACTIVITY INFORMATION

Date	Result	By	Name
3/18/2009	Inspected	189	PATRIOT
2/12/2009	Measured	163	PATRIOT
12/2/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	256	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	86212
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13975		Sq. Ft.	Site		0	90.	0.60	10									755,329						755,300	

Total AC/HA: 0.32082 | Total SF/SM: 13975 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 755,329 | Spl Credit | Total: 755,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.02128708
Const Adj.:	1.04989493
Adj $ / SQ:	134.031
Other Features:	115000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	715520
Depreciation:	221811
Depreciated Total:	493709

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

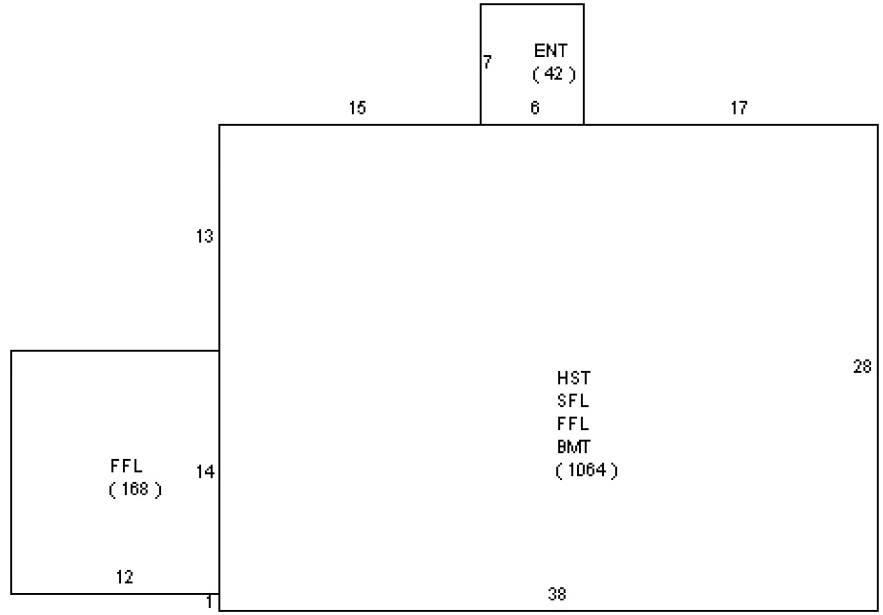
No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	178.26
Special Features:	0	Val/Su Net:	125.50
Final Total:	493700	Val/Su SzAd	174.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,232	134.030	165,126
BMT	Basement	1,064	40.210	42,783
SFL	Second Floor	1,064	134.030	142,608
HST	Half Story	532	134.030	71,304
ENT	ENTRY	42	27.720	1,164

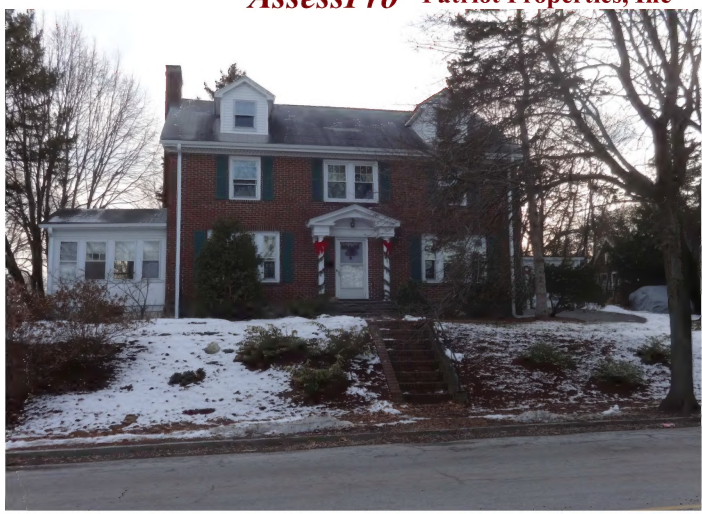
Net Sketched Area:	3,934			Total:	422,985
Size Ad	2828	Gross Are	4466	FinArea	2828

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

134.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X22	A	AV	1923	20.17	T	40	101			5,900			5,900

More:	N	Total Yard Items:	5,900	Total Special Featues:		Total:	5,900